

**MAYOR & CITY COUNCIL MEETING
CITY OF CARROLLTON
SEPTEMBER 15, 2003
MINUTES**

**Regular
Council
Meeting**

The Mayor and City Council met in regular session on Monday, September 15, 2003 at 7:35 o'clock p.m. in the Court/Council Room, Public Safety Complex, 115 West Center Street, Carrollton, Georgia. The meeting was called to order by Mayor Pilgrim.

Roll Call

There were present:
Mayor Gerald Pilgrim, presiding
Councilmember Gerald Byrd
Councilmember Henry Dickerson
Councilmember Rusty Gray
Councilmember J. Carl Williamson, Jr.

Invocation

The Invocation was offered by Councilmember Williamson.

**Minutes –
8/18/03
9/02/03**

Motion by Councilmember Byrd, seconded by Councilmember Gray to approve the minutes of the previous meetings as presented. Motion carried, unanimously.

**Rezoning
Request (402
College Street)
by Louise Toole**

At the request of the petitioner, ***Motion by Councilmember Williamson, seconded by Councilmember Dickerson to table request of Louise Toole to rezone property located at 402 College Street for consideration at a future meeting of the Mayor and Council. Motion carried, unanimously.***

**Alternative
Bingo Request
by Chad
Phillips**

Acting City Manager Coleman presented a request from Mr. Chad Phillips to permit an alternative bingo (Redneck Bingo) game to be played at his establishment (Big Daddy's Rib Shack) while patrons are served alcohol. City Manager Coleman noted he had been advised by City Attorney Bill Wiggins that the permitting of such activity is prohibited by Georgia State Code §16-12-21 (3). The Mayor and Council chose not to take action on the request citing the permittance of such would violate the Georgia State Code.

**Subdivision
Ordinance
Proposed
Amendment**

Public Utilities Administrator Mark Teal presented a request to amend Subdivision Ordinance, Sec. 1107. Curb Intersection Radius. Said amendment would require all future subdivisions to install 6"x24", Type 2 curb and gutter instead of valley gutter as current regulations permit. The proposed Type 2 curb and gutter will provide more storm water runoff capacity and accommodate future resurfacing better than valley gutter. Proposed amendment is as follows:

Sec. 1107 Curb and Gutter. 6"x24", Type 2 Curb and Gutter shall be installed on all proposed City streets. Curb radius measured to back of curb shall not be less than 20 feet at street intersections.

Motion by Councilmember Gray, seconded by Councilmember Williamson to approve the proposed amendment to the Subdivision Ordinance, Sec. 1107 as presented. Motion carried, unanimously.

Habitat for Humanity

City Manager Coleman informed the Mayor and Council of West Georgia Habitat for Humanity's request for the City's participation in an upcoming project. Ms. Jan Crowe, Executive Director of West Georgia Habitat for Humanity was present and addressed the Mayor and Council. Ms. Crowe explained she was requesting the Mayor and Council's participation in acquiring property located at 103 Lake Street (owned by the City) for the purpose of building affordable housing for low-income individuals. Councilmembers inquired to the current status of the property. City Manager Coleman stated the City currently had no longer a need for the property. Following a brief discussion with City Attorney Bill Wiggins regarding the property, ***Motion by Councilmember Byrd, seconded by Councilmember Gray to advertise the property for bid (with language suggested by City Attorney Wiggins) to dispose of property located at 103 Lake Street to a qualified individual(s). Motion carried, unanimously.***

2003 Millage Rate

Finance Director/City Clerk Jim Triplett submitted the 2003 Millage Rate for approval. Director Triplett reported that growth in the digest value for 2003 from reassessments is \$4,006,209. The total digest value before exemptions is \$600,219,120. The reassessment growth amount was used in computing the 2003 roll-back rates for the City and the Carrollton Board of Education. The combined proposed 2003 Millage Rate for 2003 is 21.67 mills; as follows:

City	5.17
School	<u>16.50</u>
Total	21.67

Director Triplett noted that the rate represents a decrease of .15 mills from the 2002 Millage Rate of 21.82 mills. Following a brief discussion ***Motion by Councilmember Williamson, seconded by Councilmember Gray to approve the 2003 Millage Rate as presented. Motion carried, unanimously.***

State University of West Georgia Presentation

Dr. Behruz Sethna, President of the State University of West Georgia (SUWGA) expressed his appreciation to the Mayor and Council for the opportunity to share the University's proposed Master Plan. Dr. Sethna reported that the University System of Georgia expects to grow by approximately 50 percent by the year 2020. Growth of the SUWGA is expected to increase as follows:

- A. Growth in student population and employment
- B. Estimated growth in payroll for faculty and staff at 15,700 student target level
- C. Estimated growth in SUWGA spending of \$73,500,000 and in addition an undetermined amount of spending in the community by the increase of students

Dr. Sethna stated that currently the campus is 80% built upon or committed, thence to enable the SUWGA to take advantage of opportunities to grow, more land is needed. Dr. Sethna stated that the SUWGA would petition the Board of Regents to submit a request during the next legislative session for a \$5.0 million dollar capital grant request for infrastructure improvements if the City of Carrollton would deed adjoining land to the SUWGA for its growth. At this time, Dr. Sethna and plan engineers shared a power point presentation and maps of the proposed plan with the Mayor and Council and meeting attendees. Dr. Sethna reported the proposed plan with use of the City-owned land would meet the following objectives:

- Provide safe pedestrian movement on campus
- Accommodate all future program requirements
- Significantly improve vehicular access from the north side of the campus and access between Maple Street and Lovvorn Road, while reducing campus traffic on Maple Street

- Provide commuter parking area on north side of campus in conjunction with proposed stadium
- Provide recreation complex on north side of campus with access to campus
- Provide landscape buffer on Forrest Drive and Ole Hickory Trail

Dr. Sethna expressed his appreciation and added that he hoped to continue the partnership in success with the City.

At this time Mayor Pilgrim opened the floor for questions and input from meeting attendees. Mr. Dick Tisinger, spokesperson of the Heritage Forest Community Association (HFCA) expressed concerns of the lack of effective communication and possibly crossed expectations between all parties involved. Mr. Tisinger stated that the HFCA supported the City conveying property to the University, however the Association had concerns that adjoining neighborhoods would be adversely affected if not handled properly. Mr. Tisinger stated the HFCA encouraged open communication between the City, University and adjoining neighborhoods, citing previous lack of communication in former projects affecting the Heritage Forest Area. The Mayor and Council were in agreement to ensuring that the concerns of the HFCA and adjoining neighborhoods would be considered before land was conveyed to the University.

At this time, Dr. Sethna referred to a proposed Memorandum of Intent between the City and the SUWGA regarding the transfer of ownership of property owned by the City for the proposed location of University facilities and amenities. Dr. Sethna stated that before the SUWGA could request funds from the Board of Regents as previously mentioned; an acknowledgement of support (Memorandum of Intent) from the City of Carrollton would be required. Members of the Council discussed the Memorandum of Intent with the HFCA spokesperson (Mr. Dick Tisinger). Mr. Tisinger stated he had reviewed the document and suggested a few minor changes. Following a lengthy discussion, ***Motion by Councilmember Dickerson, seconded by Councilmember Gray to approve entering into a Memorandum of Intent presented to the Mayor and Council with the following modifications:***

- 1) ***Change language of "donate" to "grant" as suggested by City Attorney;***
- 2) ***Add clause that says this Memorandum of Intent will be subject to the Board of Regents approving the State University of West Georgia Master Plan which shows improvements to be placed on this property and that the conveyance be simultaneous with approved funding for the initial infrastructure construction (this item will be clause number 10)***
- 3) ***Add statement number presented during the meeting, which will be item number 9 in the Memorandum of Intent; as follows:***
 9. ***The University and the City agree that the grant of this land is of such significance to the future of the University and the Carrollton community that the University agrees to effectively consult with a committee representative of its adjoining neighborhoods including Heritage Hills/Forrest Drive Association and Mandeville/Mill Area in the development of each Master Plan and material modification for the University of West Georgia.***

Motion carried, unanimously.

Pending
Appointments

Mayor Pilgrim asked if there were any names for consideration for appointment. Being none, the Mayor requested the Council to submit names to Acting City Manager Casey Coleman for consideration for the remaining pending and upcoming appointments at the next meeting.

**Citizen
Comments**

Those persons addressing the Mayor and Council during Citizen Comments: Mr. Norman Sims, Ms. Anne Billingsley, Mr. Dillard Buchanan, Mr. Bill Chappell, Ms. Jennie Dyer and Ms. Linda Freeman.

Adjournment

There being no further business to come before the meeting, ***Motion by Councilmember Dickerson, seconded by Councilmember Gray to adjourn at 9:00 o'clock p.m. Motion carried, unanimously.***

Respectfully submitted by
Libby R. Duke, Deputy Clerk